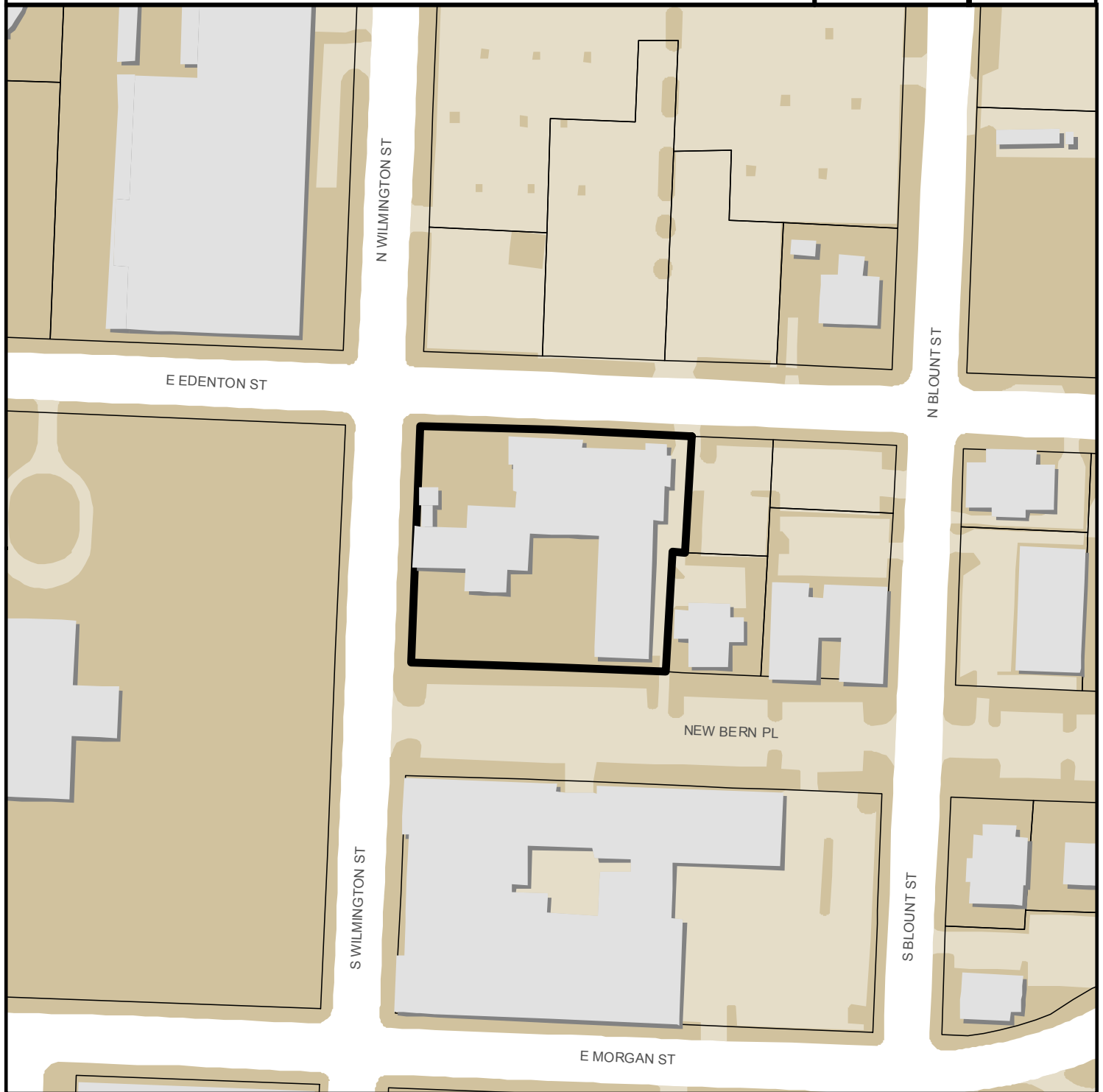


CHRIST EPISCOPAL BUILDING EXPANSION SP-21-2015

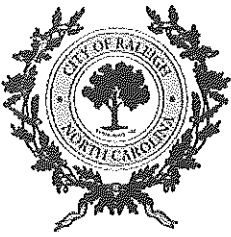


0 185 370 Feet

Zoning: **O&I-2, HOD-G, DOD**
CAC: **North Central**
Drainage Basin: **Walnut Creek**
Acreage: **1.31**
Square Feet: **47,459**

Planner: **Michael Waters**
Phone: **(919) 996-2636**
Applicant: **Christ Episcopal Church**
Phone: **(919) 548-3609**





Planning & Development

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

SP: 21-15

Preliminary Approvals		FOR OFFICE USE ONLY	
<input type="checkbox"/> Site Plans for Planning Commission	<input type="checkbox"/> Subdivision*	Transaction Number 427326	
<input checked="" type="checkbox"/> Preliminary Administrative Site Plans	<input type="checkbox"/> Cluster Subdivision**	Assigned Project Coordinator SANDRA	
<input type="checkbox"/> Group Housing **	<input type="checkbox"/> Infill Subdivision**	Assigned Team Leader WALTERS	
<input type="checkbox"/> Multifamily (Infill)**	<input type="checkbox"/> Expedited Subdivision Review	#1	
<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development		
<input type="checkbox"/> Conservation Subdivision	<input type="checkbox"/> Legacy Districts Only		
* May require Planning Commission or City Council Approval			
Has your project previously been through the Due Diligence process? If yes, provide the transaction #			
GENERAL INFORMATION			
Development Name Christ Episcopal Church Building Addition			
Proposed Use Kitchen and Public Space			
Property Address(es) 120 E. Edenton Street			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
P.I.N. Recorded Deed 1703795350	P.I.N. Recorded Deed 1703796353	P.I.N. Recorded Deed	P.I.N. Recorded Deed
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input checked="" type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> Other: If other, please describe:			
PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval. Project is located Downtown Overlay District, buiding addition is less than 10k SF.		
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.		
CLIENT (Owner or Developer)	Company Christ Episcopal Church		Name (s)
	Address 120 E. Edenton Street		
	Phone 919-548-3609	Email pstout1@nc.rr.com	Fax
CONSULTANT (Contact Person for Plans)	Company John A. Edwards & Company		Name (s) Johnny Edwards
	Address 333 Wade Ave. Raleigh, NC		
	Phone 919-828-4428	Email johnny@jaeco.com	Fax

CAC: North Central
Zoning: O: I-2

Overlay: DOD
HODG

131ac
9,460sf
expansion

PRELIMINARY DEVELOPMENT PLAN APPLICATION | 10.01.13 | 1

basin
walnut

1703.27

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information	Building Information
Zoning District(s) O&I 1	Proposed building use(s) Church - Kitchen Public Space
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 37,999 SF
Overlay District Downtown and General Historic Overlay Districts	Proposed Building(s) sq. ft. gross 9,460 SF
Total Site Acres 1.31 ac Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 47,459 SF
Off street parking Required 0 Provided 0	Proposed height of building(s) 34' -2"
COA (Certificate of Appropriateness) case # 422088	FAR (floor area ratio percentage) 83%
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage 47.4% (site plans only)
CUD (Conditional Use District) case # Z-	

Stormwater Information

Existing Impervious Surface acres/square feet 0.86 ac	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet 0.84ac	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030.

The Comprehensive Plan designates this property as Central Business District which is defined as mixed use high density which includes institutional and cultural developments. This church expansion is consistent with the framework of the CBD as defined in the 2030 Comprehensive Plan.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots
2. Total # Of Single Family Lots	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots	b) Total number of Single Family Lots
6. Total Number of Hotel Units	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above)	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 4br or more	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	f) Total Number of Phases
10. Total number of Open Space (only) lots	g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No
	h) Must provide open space quotient per City Code 10-3071 (5)

SIGNATURE BLOCK (Applicable to all developments)

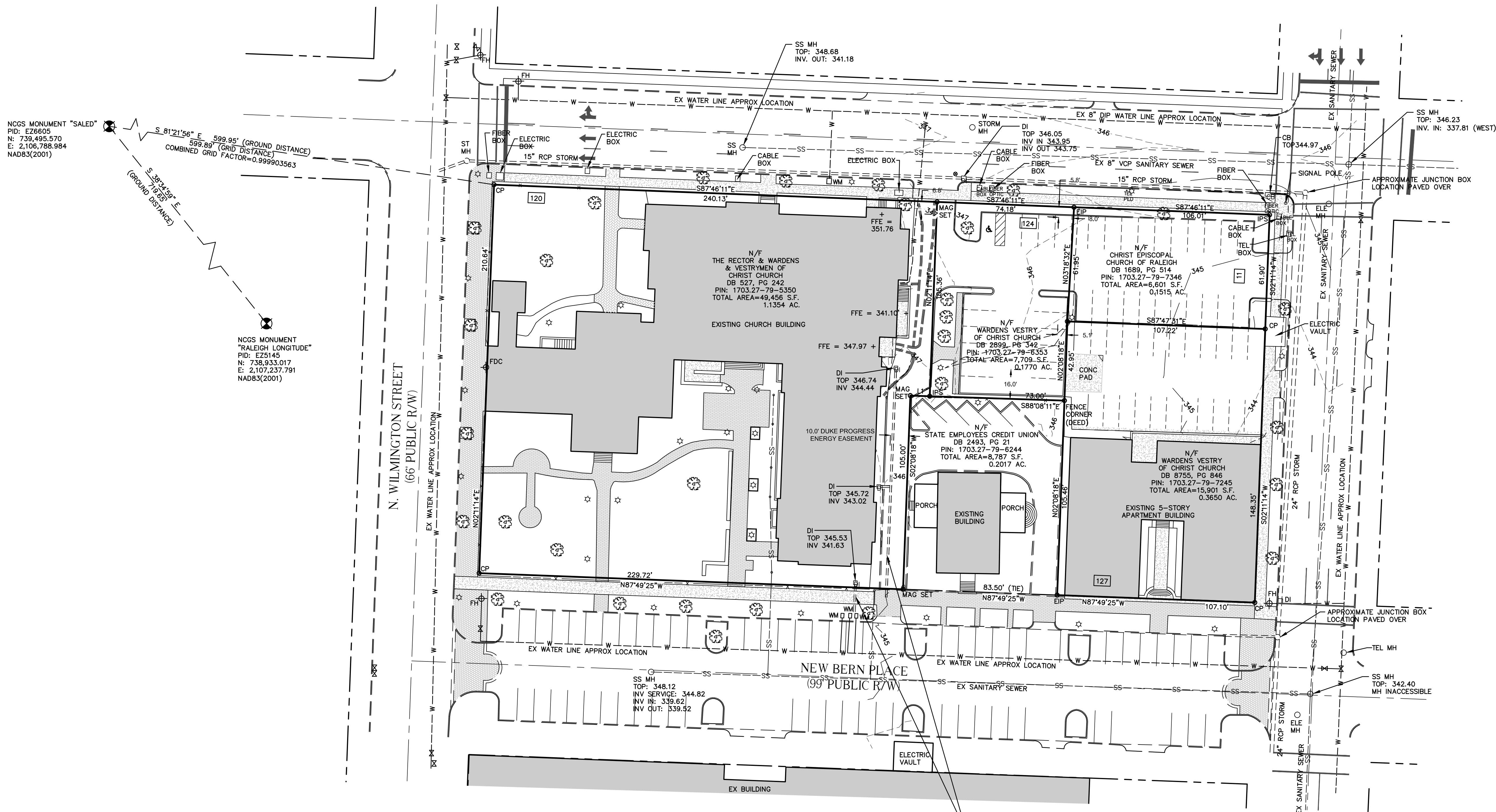
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate Johnny Edwards to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed *Johnny Edwards* Date 3-30-15
 Signed _____ Date _____

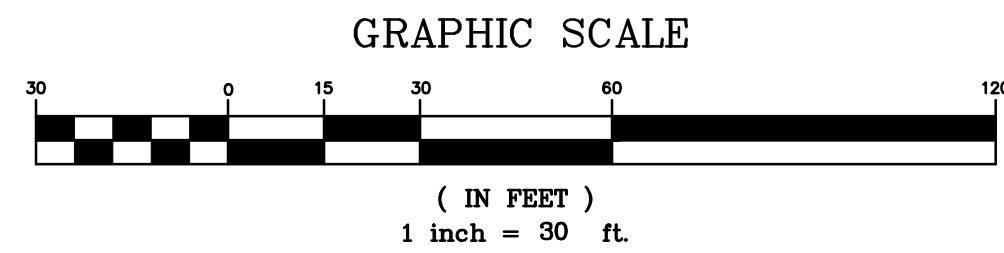
TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review -- Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
3. Client must complete and print page 1 and 2 of the Preliminary Development Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. I have referenced the Preliminary Development Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>				/
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			/
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			/
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			/
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			/
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" type="checkbox"/>			/
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			/



NCGS MONUMENT "SALED"
PID: EZ6605
N: 739,495.570
E: 2,106,788.984
NAD83(2001)

NCGS MONUMENT
"RALEIGH LONGITUDE"
PID: EZ5145
N: 738,933.017
E: 2,107,237.791
NAD83(2001)

LEGEND
IPS IRON PIPE SET
N/F NOW OR FORMERLY
R/W RIGHT OF WAY
BM BOOK OF MAPS
DB DEED BOOK
PG PAGE
EIP EXISTING IRON PIPE
EMAG EXISTING MAG NAIL
CP COMPUTED POINT
PROPERTY BOUNDARY LINE
RIGHT OF WAY LINE
ADJOINING PROPERTY LINE
EXISTING IMPROVEMENTS
EXISTING BUILDING
XXX DENOTES PROPERTY ADDRESS



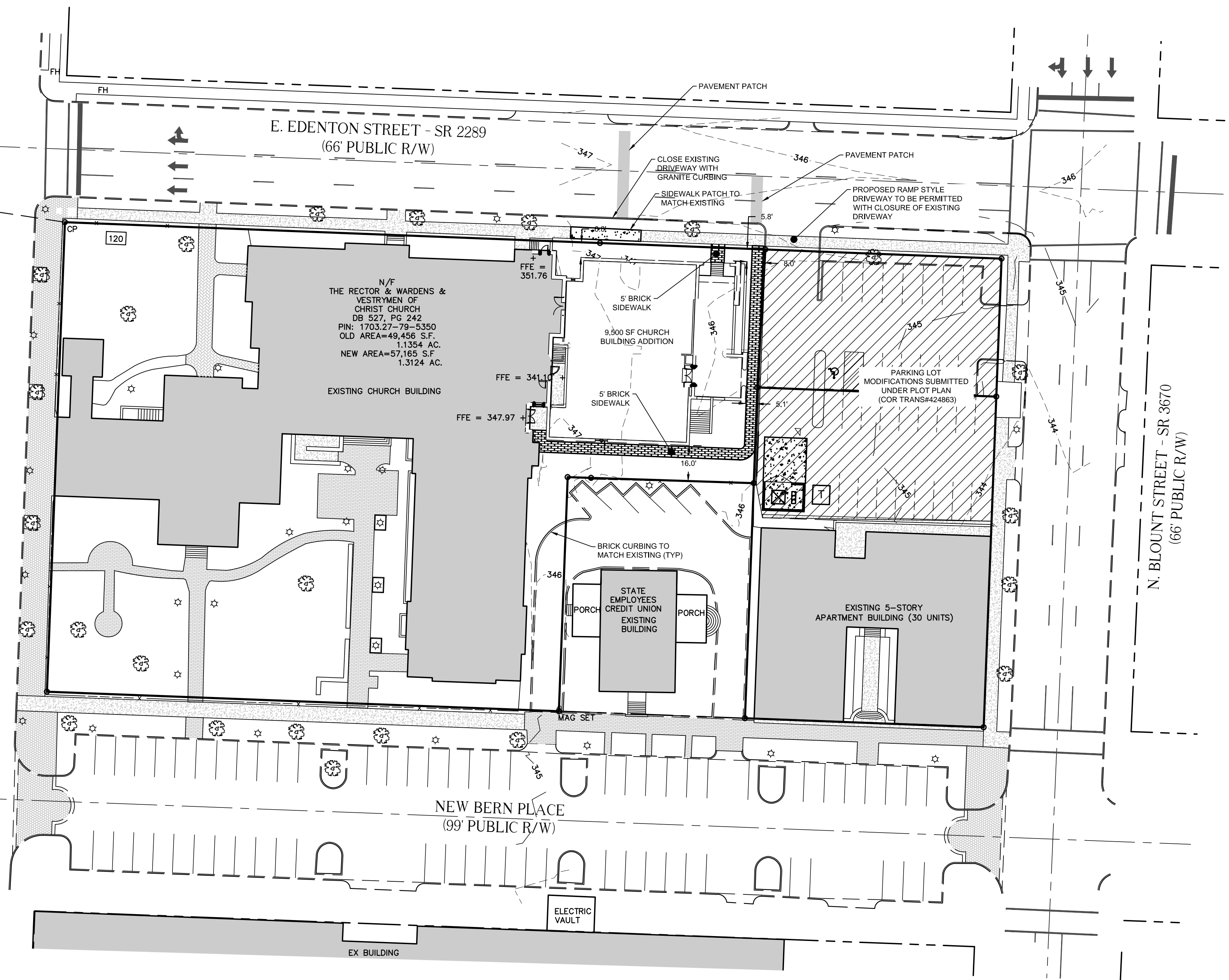
DATE: 3/25/2015	DRAWN BY: JCM	CHECKED BY: JAE JR.	FILE NO:	SHEET: C-1.1
BOUNDARY SURVEY/EXISTING CONDITIONS PLAN				
CHRIST EPISCOPAL CHURCH BUILDING ADDITION				
RALEIGH NORTH CAROLINA WAKE COUNTY				
JOHN A. EDWARDS & COMPANY Consulting Engineers 333 Wade Ave. Raleigh, NC 27605 Phone (919) 828-4428 Fax (919) 828-4771 E-mail info@edwardsco.com				
REVISION				
DATE				
BY				

NCGS MONUMENT "SALED"
PID: E26605
N: 739,495.570
E: 2,106,788.984
NAD83(2001)

S 81°21'56" E 599.95' (GROUND DISTANCE)
599.89' (GRID DISTANCE)
COMBINED GRID FACTOR=0.999903563

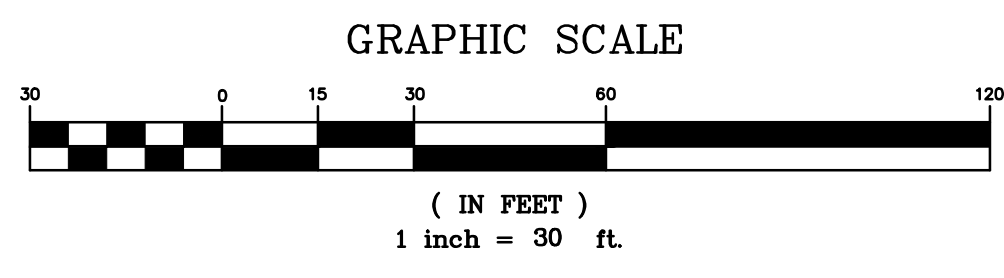
NCGS MONUMENT
"RALEIGH LONGITUDE"
PID: E25145
N: 738,933.017
E: 2,107,237.791
NAD83(2001)

N. WILMINGTON STREET
(66' PUBLIC R/W)



IMPERVIOUS AREA SUMMARY	
TOTAL SITE ACREAGE:	1.31 AC
EXISTING IMPERVIOUS AREA:	0.86 AC.
PROPOSED IMPERVIOUS AREA:	0.84 AC.

- NOTES:
1. PROPOSED EDENTON STREET DRIVEWAY SHALL BE PERMITTED WITH NCDOT IN CONJUNCTION WITH CLOSURE OF EXISTING DRIVEWAY.
 2. RECOMBINATION PLAT FOR LOT 1 SUBMITTED UNDER CITY OF RALEIGH TRANSACTION #426734.



DATE	3/25/2015	FILE NO.	
DRAWN BY	JGM	CHECKED BY	JAE JR.
SCALE: 1" = 30'		SHEET	
TID. BKG. & PAGE		C-2	
CHRIST EPISCOPAL CHURCH BUILDING ADDITION			
RALEIGH		WAKE COUNTY	
NORTH CAROLINA		SITE PLAN	
JOHN A. EDWARDS & COMPANY Consulting Engineers 333 Wade Ave., Raleigh, NC 27605 Phone (919) 828-4428 Fax (919) 828-4771 E-mail info@jaec.com			